Amended Agenda
Florence County Planning Commission Meeting
Tuesday, June 28, 2011
6:30 P.M.
City/County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the City/County Complex and on the information board at the entrance of the Planning, Zoning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

Meeting of May 24, 2011

III. Public Hearings

Map Amendment:

PC#2011-07 Map Amendment requested by Katie Barnhill Cook to change the zoning district designation for property located at 2214 Alligator Rd., Effingham shown on Florence County Tax Map No. 126, Block 1, Parcel 401 from R-3, Single-Family Residential District to R-4, Multi-Family Residential District, Limited. (Blue)

Text Amendments:

None

IV. Requests for Plat/Plan Approval:

PC#2011-08 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Jacob C. and Geneva Ellison for property located off of Ellison Lane, Johnsonville shown on Florence County Tax Map No. 416, Block 2, Parcel 57. (Withdrawn by Applicant)

PC#2011-09 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Charles Gaddy for property located off of Twin Church Rd., Timmonsville shown on Florence County Tax Map No. 77, Block 1, a portion of Parcels 5 and 258 consisting of 2.75 acres. (Lilac)

PC#2011-10 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Tanya Kirby on behalf of James T. Kirby for property located at 249 J T Lane, Timmonsville shown on Florence County Tax Map No. 86, Block 1, Parcel 2. (Ivory)
V. Other Business:

PC#2011-06 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Betty Fulton on behalf of Bryant McElveen for property located at 2821 T & W Lane, Effingham shown on Florence County Tax Map No. 102, Block 1, Parcel 266. (Gray)

VI. Director’s Report:

• New Planning Director-July 11, 2011

• Request to defer administering Ordinance No. 09-2010/11-An Ordinance To Amend Florence County Code, Chapter 30, Zoning Ordinance, Article V, Sign Regulations, Section 30-202, Table VII-Regulation Signs By Type, Characteristics And Zoning Districts And Table VIII-Number, Dimension, And Location Of Permitted Signs By Zoning District; Section 30-205, Temporary Signs On Private Property; And Section 30-311, Definitions, Conflict With Other Laws To Revise The Portable Signs Regulations.
  (Adopted December 9, 2010-Effective Date July 1, 2011)

• Discussion to amend Florence County Code, Chapter 30, Zoning Ordinance, Article X, Section 30-311, Definitions to revise residential designed manufactured home dwelling regulations for roof pitch and overhang.

• Summary Plats

• Building Report

VII. Executive Session (if needed)

VIII. Adjournment
<table>
<thead>
<tr>
<th><strong>PC#2011-07</strong></th>
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<tbody>
<tr>
<td><strong>Subject:</strong></td>
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<tr>
<td><strong>Location:</strong></td>
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<tr>
<td><strong>Tax Map Number:</strong></td>
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<tr>
<td><strong>Council District(s):</strong></td>
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<tr>
<td><strong>Owner of Record:</strong></td>
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<tr>
<td><strong>Applicant:</strong></td>
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<tr>
<td><strong>Land Area:</strong></td>
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PC# 2011-07 Site Photographs
PC# 2011-07 Site Photographs
PC# 2011-07 Adjacent Property
PC# 2011-07 Adjacent Property
PC# 2011-07 Background

The subject property currently contains a salvage shop destroyed by fire and zoned R-3, Single-Family Residential District.

The proposal is to rezone the subject property to R-4, Multi-Family Residential District, Limited for proposed duplex development.

Surrounding land uses and zoning include to the north exists a mixture of single-family residential, mobile home and vacant lot uses zoned R-3 in Florence County; to the south, exists a single-family residential use, zoned R-3 in Florence County; to the east exists mobile homes zoned R-3 in Florence County and to the west exists a mobile home zoned R-3 in Florence County.
PC# 2011-07 Background

Present access to the property is by way of Alligator Road that is maintained by South Carolina Department of Transportation.

The water services are provided by the City of Florence. No public sewer at this time.

The property is not located in a flood zone.

The rezoning of this property will not have an effect on traffic flow for this area.
Chapter 30- Zoning Ordinance

The intent of the R-4, Multi-Family Residential District, Limited is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.
The subject property is located in a Suburban Development area according to the Comprehensive Plan Land Use Map. While the applicant has requested to rezone this property to R-4, this request does comply with the Comprehensive Plan.

The request for the zoning amendment to R-4 does presently comply with the Land Use Element’s designation for the subject property.
PC# 2011-07 Staff Recommendation

Staff recommends approval of the rezoning request based on its being in compliance with the approval of the land use designation change request to the Land Use Element of the Comprehensive Plan.
PC# 2011-08

This item has been withdrawn by the applicant
| **Request:** | A waiver of Section CD 28.6:85 (a) of the Florence County Land Development and Subdivision Ordinance of the Florence County Code. |
| **Applicant:** | Charles Gaddy |
| **Status of the Applicant:** | Owner |
| **Location:** | 2416 Twin Church Road |
| **Council District:** | 4; County District |
| **School District:** | 1 |
| **Size of property:** | 2.75 acres |
| **Present Use/ Zoning:** | Residential / Unzoned |
| **Tax Map Reference:** | 00077, Block 01, Parcel 005 |
Section CD 28.6:85 (a) of Florence County Land Development and Subdivision Ordinance stipulates for private road developments up to six lots, that if the roadway ties to a county-maintained road, a fifty (50)-foot wide access easement is required.
PC# 2011-09 Staff Analysis

The applicant is requesting to subdivide 10 lots off a 50-foot wide private road easement. Florence County Land Development and Subdivision Ordinance restricts the number of lots to 6 for a private road easement.

The applicant is making the required road improvements to allow for E-911 access to the new lot. The original easement was put in place for a family subdivision that was in compliance when approved in July of 2000. The staff recommends approval of the plat due to that the property was in compliance when it was originally subdivided.
PC# 2011-09 Waiver Request

The applicant requests a waiver of the restriction of 6 lots allowed off of a private road easement. The waiver will allow for 10 lots off of a private road easement.
On June 13, 2011 the Technical Review Committee recommended approval of the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance.
A waiver of Section CD 28.6:85 (a) of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.

Applicant: Tanya Kirby

Status of the Applicant: Representative of the Owner

Location: 249 J T Lane

Council District: 4; County District

School District: 1

Size of property: 1.1 acres

Present Use/ Zoning: Residential / Unzoned

Tax Map Reference: 00077, Block 01, Parcel 005
PC# 2011-10 Plat

SITE LOCATION MAP

LOT 1-A
48,220 sq. ft.
1.10 acres

LOT NO. 3

FARM ROAD, INGRESS & EGRESS

GRAPHIC SCALE
1 inch = 80 ft.

SOUTH CAROLINA
COUNTY OF FLORENCE


PREPARED FOR: TANYA S. KIRBY
SURVEYED MAY 10, 2011
SCALE 1" = 80'

SURVEYED BY
LIND, HICKS & ASSOC. SURVEYORS, INC.
TIMMONSVILLE, S.C.

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBJECTS, ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

COMPUTER CHCK KIRBY
NOTE BOOK 277, PAGE 8C
FLOPPY 1056 DRAWN BY: M.E. LIND JR.
Section CD 28.6:85 (a) of Florence County Land Development and Subdivision Ordinance stipulates for private road developments up to six lots, that if the roadway ties to a county-maintained road, a fifty (50)-foot wide access easement is required.
PC# 2011-10 Staff Analysis

The applicant is requesting to divide a lot off of a private road (JT Lane) with a 20-foot wide easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50-feet wide.

The waiver will allow for a second lot to split off of an existing private road easement. The staff recommends approval of the plat due to that the road was in place prior to the current regulations taken effect.
The applicant requests a waiver of the requirement for the easement to be 50 feet wide. J T Lane currently has a 20-foot easement.
On June 13, 2011 the Technical Review Committee recommended approval of the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance.
Request: A waiver of Section CD 28.6:85 (a) of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.

Applicant: Betty Fulton

Status of the Applicant: Representative of the owner

Location: 2821 T & W Lane

Council District: 5; County District

School District: 1

Size of property: .33 acres

Present Use/ Zoning: Residential / Unzoned
PC# 2011-06 Florence County Land Development and Subdivision Ordinance

Section CD 28.6:85 (a) of Florence County Land Development and Subdivision Ordinance stipulates for private road developments up to six lots, that if the roadway ties to a county-maintained road, a fifty (50)-foot wide access easement is required.
PC# 2011-06 Waiver Request

The applicant requests a waiver of the requirement for the easement to be 50 feet wide.

T & W Lane currently has a 25-foot easement.
PC# 2011-06 Staff Analysis

The applicant is requesting to divide a lot off of a private road (T & W Lane) with a 25-foot wide easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50 feet wide.

The Florence County Planning Commission approved a waiver for another parcel on this road in March of 2007. There appears to be the intent to split additional lots on this private road after this lot. The staff recommends that the property owner submit a plan for the whole project. With a master plan, the Planning Commission can approve the waiver once instead of as needed per parcel.
After being deferred at the May 24, 2011 Florence County Planning Commission Meeting a letter was sent to the applicant informing them of the outcome of the meeting. Staff has tried multiple times to call the applicant on the number provided on the application and has been unable to make contact.

Staff recommends denial of the request due to the applicant not providing a plat for the project as a whole.
On May 9, 2011, the Technical Review Committee recommended deferring the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance to request that the property owner present a plat for the project as a whole.
Director’s Report

• New Planning Director-Mr. Jonathan B. Graham, III-July 11, 2011

• Request to defer administering Ordinance No. 09-2010/11-
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  Article X, Section 30-311, Definitions to revise residential designed
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Director’s Report Cont’d.

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